



## COUNCIL MINUTES

December 13, 2012

The City Council of the City of Mesa met in a Study Session in the lower level meeting room of the Council Chambers, 57 East 1st Street, on December 13, 2012 at 7:30 a.m.

### COUNCIL PRESENT

Scott Smith  
Alex Finter  
Christopher Glover  
Dina Higgins\*  
Dennis Kavanaugh  
Dave Richins  
Scott Somers

### COUNCIL ABSENT

None

### OFFICERS PRESENT

Christopher Brady  
Debbie Spinner  
Linda Crocker

(Councilwoman Higgins attended the meeting through the use of telephonic equipment.)

(Items were discussed out of order, but for purposes of clarity will remain as listed on the agenda.)

1-a. Hear a presentation, discuss and provide direction regarding an application for a local Historic Landmark designation for the Information Technology Building (former Mesa Public Library) at 59 East 1<sup>st</sup> Street.

Planning Director John Wesley stated that after several months of consideration, the Historic Preservation Board (HPB) has recommended that the City's Information Technology (IT) Building be considered for a local historic landmark designation. He introduced Donna Benge, Chairman of the HPB, who was prepared to address the Council in this regard. Mr. Wesley also recognized Ron Peters, a Mesa architect, who conducted significant research with respect to this item.

Ms. Benge displayed a PowerPoint presentation (**See Attachment 1**) and reported that the HPB accepted Mr. Peters' nomination of the IT Building as a historic landmark. She briefly discussed the historic significance of the building, which was the first Mesa Public Library. (See Page 2 of Attachment 1) She explained that in 1959 when the building was constructed, Mesa had a population of 50,000 and said that the citizens wanted to project a modern image of their community.

Ms. Bengé noted that former Mesa Councilmember Charles Hickman was selected as the designing architect for the new library. She advised that the building was an early example of a post-World War II modern formalism style of steel and precast concrete exposed structural systems. She also remarked that the building included many unique features, such as patterned concrete blocks in front of the windows, which served as an early version of solar screening. She added that many of the features were similar to the award-winning U.S. Embassy in New Delhi, India, which was designed by famed architect Edward Stone. **(See Attachment 2)**

Ms. Bengé commented that in addition to the Mesa Public Library, Mr. Hickman's work in the community included, but was not limited to, the design of Westwood High, Kino Junior High and several elementary schools.

Ms. Bengé pointed out that the historic designation of the building was for the exterior only. She said that the Board did not foresee a problem with the building's ongoing use as a sustainable resource, whether it continued to serve as the City's IT headquarters or for another purpose. She also remarked that the necessary modifications could be accomplished in such a manner so as to ensure that the historic integrity of the building was preserved.

Ms. Bengé further commented that since Mesa was fortunate enough to have a municipal building of such renowned architecture, it was the opinion of the HPB that the citizens of the community would be proud to have it as a historic landmark for the heritage of future generations. She urged the Council to vote in support of moving forward with the historic landmark designation process.

Ron Peters addressed the Council and stated that Charles Hickman was a prominent architect not only in Mesa, but throughout the Valley. He complimented the Council for their efforts to encourage historic preservation in the community far beyond what previous Councils have done. He cited, as an example, the efforts that are underway to restore the Diving Lady sign, which represents the roadside architecture of the community.

Mr. Peters advised that for the first time in 20 years, Mesa will host the Historic Preservation Conference in 2013. He said that the event will bring more than 300 preservationists and archaeologists to the community and provide Mesa an opportunity to "show off" what it has accomplished in historic preservation in the past 25 to 30 years.

Mr. Peters further remarked that the HPB was not asking that the IT Building be placed on the National Historic Register at this time, but simply that the Council "take the first step" and recognize the architectural heritage of the community.

Mr. Peters also stated that it was important to recognize that the IT Building will be included in the architectural heritage portion of the American Institute of Architects' (AIA) "Architecture for the Valley." He reiterated that he would hope the City would move forward with the local historic landmark designation.

Mr. Wesley reported that the HPB was requesting that the City make an application for the local historic landmark overlay designation for the IT Building. He explained that pending Council direction to move forward in this regard, staff would go back through the zoning process as follows: 1.) The HPB would hold a public hearing, review the request and make a recommendation to the Planning and Zoning Board (P&Z); 2.) P&Z would hold a public hearing,

review the request and make a recommendation to the Council; and 3.) The Council would hold a public hearing and make a final decision to either approve or deny the application.

Mr. Wesley advised that should the historic landmark designation be approved, routine maintenance of the interior and exterior would continue without any changes and the designation would not impact the interior of the building. He stated that the Historic Preservation Office would be required to approve a Certificate of Appropriateness for any exterior modifications or alterations to the building in order to ensure that the historic integrity of the structure is maintained.

Mr. Wesley pointed out that one of the unique features of the interior of the building is a two-story glass entryway and a floating stairway. He explained that it was an important defining element of the structure since it can be seen from the outside.

Mayor Smith clarified that part of the formal designation of the building would include a specific description of the entryway as outlined by Mr. Wesley.

Mr. Wesley confirmed Mayor Smith's statement.

Councilmember Richins stated that it was his understanding that in the City's last bond issue, the Council set aside funds for the design or consideration of the downtown urban plaza process. He inquired if it would be possible to include the historic landmark designation process for the IT Building with that process so that it was considered as a whole in context with the design process in downtown and not just as a stand-alone process.

City Manager Christopher Brady responded that Councilmember Richins' inquiry would be addressed at the conclusion of Mr. Wesley's presentation.

Mr. Wesley reported that a potential concern with respect to the historic landmark designation of the building is the fact that it is currently being used by the City's IT Department and at some point it may be necessary to make modifications to accommodate current and future technology needs. He said that such a designation might impact the IT Department's ability to address those needs and also maintain the historic integrity of the building.

Mr. Brady acknowledged that staff had encountered some challenges in a variety of municipal buildings across the City due to the fact that the backup generators are located in the basements of those facilities. He explained that with recent flooding incidents in the Mesa City Plaza and other problems in the Communications Center, staff was working on a plan to relocate much of that equipment to the exterior of the buildings.

In response to a question from Mayor Smith, Mr. Wesley clarified that the Secretary of the Interior has created a set of standards regarding how to appropriately make exterior modifications or alterations to an existing building in order to ensure that the historic integrity of the structure is maintained. He said that staff uses these standards for reference, but noted that they are not included in the ordinance.

Councilmember Richins commented that he could not imagine that a building constructed in 1959 would serve the City's long-term IT needs. He stated that he would suppose the IT Department would eventually relocate to a more suitable space.

Mr. Wesley pointed out that the design of the building would make it quite functional for a wide variety of uses.

Councilmember Richins noted that he could foresee the building eventually being returned back for some civic use, especially if a downtown urban plaza area was eventually developed.

Councilmember Kavanaugh voiced support for the Board's recommendation and concurred with Mr. Wesley that the interior of the building is very functional, versatile and has a great deal of open space. He stated that the materials used in the construction of the structure almost guarantee that it will remain standing for hundreds of years. He added that the northeast entrance to the original library was very impressive and included a water fountain and dramatic lighting.

Councilmember Kavanaugh further remarked that although staff's concerns are legitimate issues, he was confident that they could be addressed with the historic landmark designation and maintaining the historic integrity of the building.

Mr. Wesley reported that it was the recommendation of staff that the Council adopt a resolution that would include the following elements:

- Recognize the historic nature of the building.
- Commit to preserve the wave-covered sidewalks and the entry area at the northeast corner.
- Involve the Historic Preservation Officer in review of any modifications to the exterior of the building in order to preserve the other character-defining features of the building, particularly along the street sides.

Mr. Wesley stated that in addition to staff's recommendation, the Council might wish to consider other alternatives as follows:

1. Determine that the impacts of establishing a historic designation on the building would be too limiting to the needs of the City for use of this building and not move forward with a designation.
2. Postpone consideration of a historic designation until a study is done on the entire City campus to determine potential future development of the area.
3. Agree that this building is a valuable historic resource and direct staff to proceed with an application to establish the historic landmark overlay.

Councilmember Richins commented that he was supportive of the Board's recommendation, but would prefer to include the possible restoration of some of the historic features of the IT Building in conjunction with the overall planning of the downtown urban plaza.

Mayor Smith restated that whoever does the planning for the IT Building should understand that this is the Council's intent.

Councilmember Richins further suggested that as the City goes through this process, staff and the Council could consider examples of historic landscaping, water features and how to make the wave-covered sidewalk more prominent in the design.

Mayor Smith commented that in viewing a photograph of the original library, the trees have grown quite high in front of the two-story windows and partially block the view to the interior. He stated that perhaps it was not intended for the trees to grow so tall and inquired if landscaping was an element included in the designation.

Mr. Wesley responded that landscaping can play an important role in keeping the setting appropriate for the building.

In response to a question from Councilmember Richins, Mr. Peters clarified that the water feature was included as part of the original design concept, but said he was not aware whether it was actually constructed. He noted that he had the original drawings of the building.

Mayor Smith inquired if the City would be precluded from adding something, such as the water feature, that was part of the original drawings but never constructed.

Mr. Peters advised that the City would not be precluded from doing so. He stated that what was interesting about the local landmark designation is that it gives the City "the control" to write into the document whatever items it wants to make landmark status (i.e., trees, landscaping).

Mayor Smith stated that it was the consensus of the Council that staff move forward with the landmark designation process, keeping in mind Mr. Peters' and Councilmember Richins' comments in this regard. He requested, in addition, that staff bring back the specific proposal for the Council's review and noted that he "did not want to create something that comes back and creates issues down the road." He added that he was confident that staff's concerns could be addressed in the landmark designation.

Mayor Smith further suggested that this process would provide the City an opportunity to review the original drawings and perhaps restore the landscaping to the original plans. He remarked that by letting the trees grow over the years, the two-story entryway, which is one of the most interesting architectural features of the building, has basically been hidden.

Mayor Smith thanked everyone for the presentation.

1-b. Hear a presentation, discuss and provide direction on the recruitment and hiring process of the City Clerk.

City Manager Christopher Brady stated that the Council was provided a memo outlining a preliminary process with respect to the recruitment of a new City Clerk. He noted that City Clerk Linda Crocker will be retiring January 8, 2013.

Mr. Brady explained that he would propose that the City advertise the position locally and nationally in various publications for approximately 60 days. He said that staff would provide the Council a list of possibly 10 to 12 of the most qualified applicants, from which they could select the strongest candidates to be invited for an interview.

Mr. Brady further proposed that the interview panel include a City Clerk from a neighboring community, a staff member from the City Attorney's Office and the City Manager's Office respectively, and a former elected City official that the Council might choose to appoint. He advised that subsequent to the interview process, the panel members would make a

recommendation to the Council with respect to possibly the top two or three candidates. Mr. Brady added that he was open to any ideas the Council might have.

Councilmember Richins commented that since the City Clerk's Office provides support for the Public Safety Retirement Boards and administers public safety elections, he would like to see a representative of the Mesa Police Department or the Mesa Fire Department included on the interview panel.

Councilmember Glover questioned the necessity of the City conducting a national search since Arizona's laws regarding Public Safety Retirement benefits, elections and records management are entirely different from other states. He pointed out that a candidate from out of state would have a greater learning curve regarding such laws and suggested that it would be appropriate to limit the process to applicants from Arizona.

Councilmember Finter said that it was important to convey to the consultant that the City wanted a diverse pool of candidates to apply for the City Clerk position.

Mr. Brady clarified that he was not proposing to hire a consultant for the recruitment process. He indicated that if the City were to conduct outreach, as suggested by Councilmember Finter, it would be important to advertise the position in a variety of publications in order to "get the word out" to all segments of the population. He added that he would work with Ms. Crocker to identify where that might be.

Mayor Smith stated that although advertising the position in a publication is fine, oftentimes the person that an entity would like to hire for the job will never apply. He cited, for instance, that a Deputy Clerk in another community might be interested in applying for the position, but would be reluctant to do so if the person's name was made a public record.

Mayor Smith pointed out that a consultant could contact that individual to inquire whether the person would be interested in applying for the position. He suggested that it might be best if the City had someone to serve as an intermediary/consultant who would contact people to ensure that Mesa has the opportunity "to get the best person in the State."

City Attorney Debbie Spinner clarified that under the Public Records law, the names of the individuals who apply for the position are not subject to disclosure until they become a finalist and are interviewed.

Mayor Smith remarked that if he were a Deputy Clerk, he would be reluctant to apply to "a blind box," whereas if there was a consultant involved in those discussions, he would feel more comfortable in moving forward in the process.

Ms. Spinner suggested that the application could include verbiage that the names would remain confidential.

Responding to a comment from Mayor Smith, City Clerk Linda Crocker confirmed that the City Clerks in Arizona are "a close circle, meet frequently and share information." She explained that many cities use recruiters and said that in the past, she was confidentially approached by a recruiter who inquired about her interest in applying for the Tempe City Clerk position. Ms. Crocker also commented that recently, there has been "a lot of switching around of Clerks and

Deputy City Clerks throughout Arizona“ and added that she has not seen any hesitancy on the part of City Clerks or Deputies to apply for those positions.

Councilmember Kavanaugh concurred with Councilmember Glover’s comments that there is a large pool of individuals in Arizona who would qualify for the position. He stated that there would be strong candidates externally as well as internally, such as Deputy Clerks, municipal attorneys, staff who serve in other capacities or perhaps even a former City Council elected official. He reiterated that Arizona has unique laws with respect to public records, Public Safety Retirement benefits and records retention and added that the City would be more likely to find a stronger candidate within the State.

Discussion ensued relative to the fact that various communities have recently conducted salary surveys; that staff will review such surveys related to City Clerk salaries and bring back the issue to the Council to assess whether an adjustment should be made regarding the Mesa City Clerk’s salary range; and that since the City Clerk is appointed by the Council, they would also have some discretion with respect to the salary range.

Mayor Smith stated that he would feel more comfortable if the City hired a consultant to serve in “a modified recruitment” role and have the opportunity to approach individuals about the position in a confidential manner. He stated that the City Clerk plays a vital role in the organization and added that it was important that Mesa had “the right person.”

(See Agenda Item 7.)

2. Take action on the following appointment:

2-a. Appointing an Interim City Clerk

City Clerk Linda Crocker stated that she will be retiring January 8, 2013 and would like to recommend that Deputy City Clerk DeeAnn Mickelsen be appointed Interim City Clerk.

It was moved by Councilmember Kavanaugh, seconded by Councilmember Glover, that Deputy City Clerk DeeAnn Mickelsen be appointed as Interim City Clerk.

Carried unanimously.

Mayor Smith congratulated Ms. Mickelsen on her appointment and said that he looked forward to working with her.

3. Acknowledge receipt of minutes of various boards and committees.

3-a. Human Relations Advisory Board Meeting held October 24, 2012.

It was moved by Vice Mayor Somers, seconded by Councilmember Glover, that receipt of the above-listed minutes be acknowledged.

Carried unanimously.

4. Hear reports on meetings and/or conferences attended.

There were no reports on meetings and/or conferences attended.

5. Scheduling of meetings and general information.

City Manager Christopher Brady stated that the meeting schedule is as follows:

Saturday, December 15, 2012, 8:00 a.m. – District 3 Pancake Breakfast

Thursday, December 20, 7:30 a.m. – Special Council Meeting

Thursday, January 10, 2013, 7:30 a.m. – Study Session

6. Items from citizens present.

There were no items from citizens present.

7. Convene an Executive Session.

It was moved by Vice Mayor Somers, seconded by Councilmember Glover, that the Council adjourn the Study Session at 8:15 a.m. and enter into Executive Session.

Carried unanimously.

7-a. Discussion or consideration of employment, assignment, appointment, promotion, demotion, salaries, discipline, dismissal, or resignation of a public officer, appointee or employee of the City. (A.R.S. 38-431.03A (1))

1. Appointment of an Interim City Clerk

(The Council adjourned the Executive Session at 8:25 a.m. and reconvened the Study Session at 8:26 a.m.) (See Agenda Item 2-a.)

8. Adjournment.

Without objection, the Study Session adjourned at 8:28 a.m.

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SCOTT SMITH, MAYOR

ATTEST:

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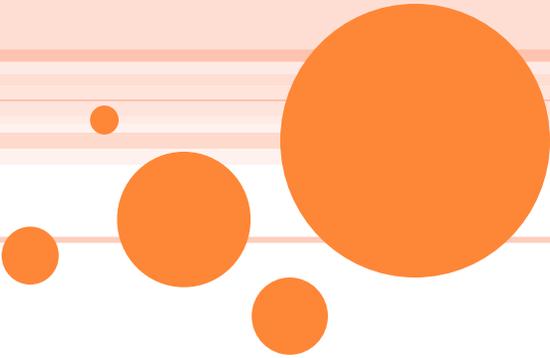
DEE ANN MICKELSEN, INTERIM CITY CLERK

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Study Session of the City Council of Mesa, Arizona, held on the 13<sup>th</sup> day of December, 2012. I further certify that the meeting was duly called and held and that a quorum was present.

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DEE ANN MICKELSEN, INTERIM CITY CLERK

pag  
(attachments – 2)



# CONSIDERATION OF HISTORIC LANDMARK DESIGNATION OF THE IT BUILDING

City Council Study Session  
December 13, 2012

# HISTORIC SIGNIFICANCE

- Built 1959
- Post-World War II modern formalism style
- Steel and precast concrete exposed structural systems
- Unique features:



## HISTORIC SIGNIFICANCE

- Architect - Charles Hickman, AIA
- Mesa Planning and Zoning Board
- Mesa City Council
- Other work in Mesa includes:
  - Westwood High
  - Keno Junior High
  - Hawthorne Elementary School
  - First Presbyterian Church sanctuary



## PROCESS & IMPACT

- Approval of a zoning overlay
  - Includes Historic Preservation Board recommendation
- Historic Preservation Office approval of Certificate of Appropriateness for exterior renovations, remodels, additions
- Need flexibility to respond to Information Technology needs



# HISTORIC PRESERVATION OFFICER RECOMMENDATION

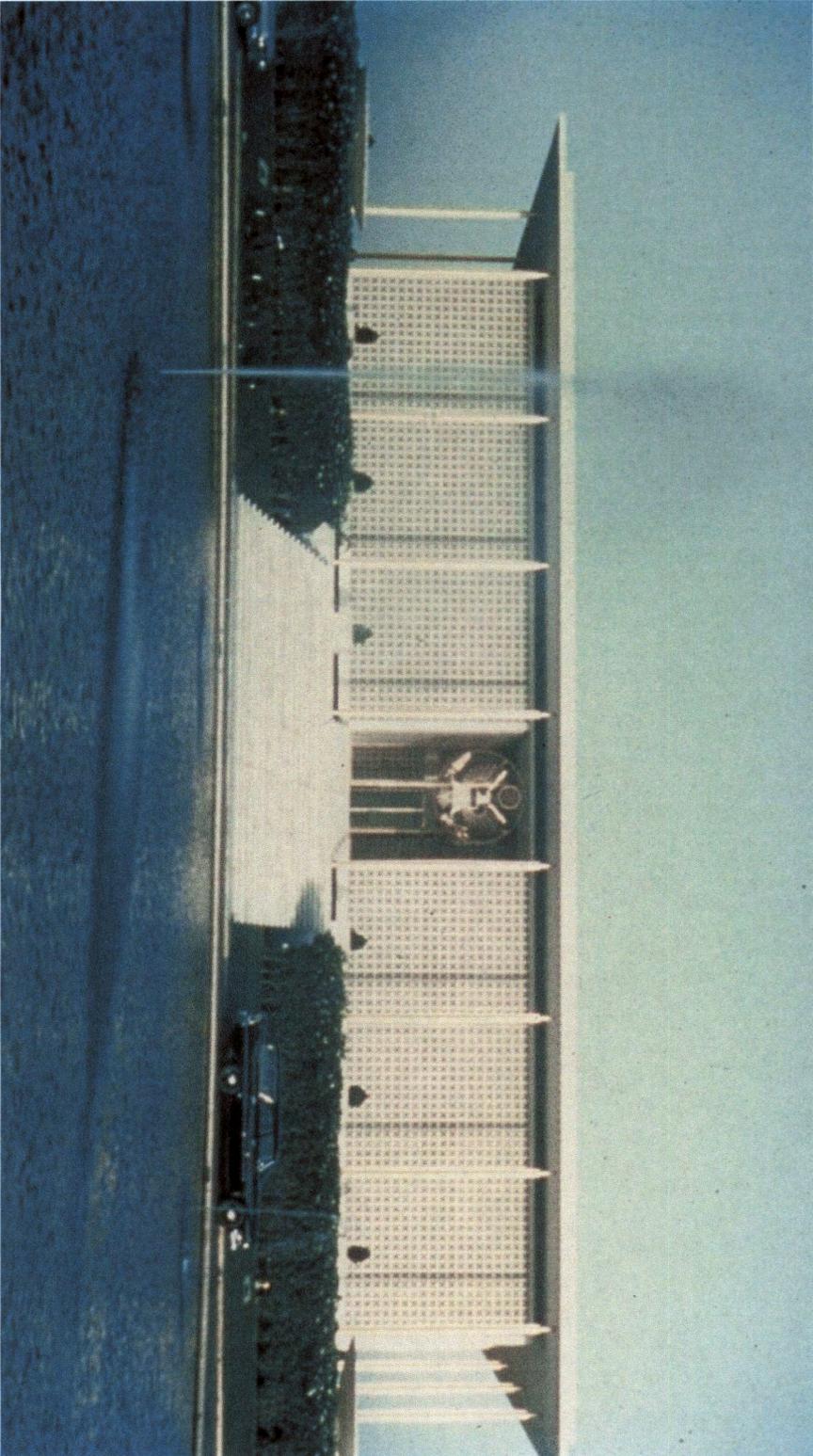
- Council resolution recognizing historic significance
- Commitment to preserve entry and wave covered sidewalks
- Historic Preservation Officer consulted on any exterior modification



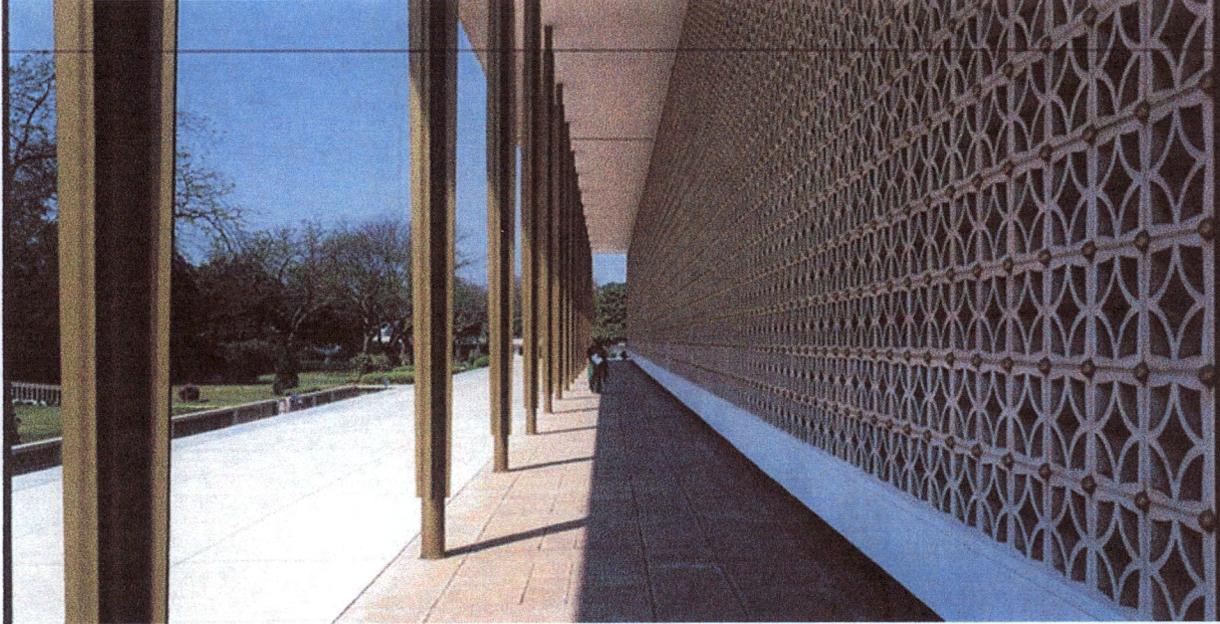
# Questions



**U.S. Embassy, New Delhi (1954-59)**  
architect: Edward Durell Stone



**U.S. EMBASSY NEW DEHLI, INDIA**



**Chancery, New Delhi, India.**